

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 682 PROSPECT STREET, Site Plan Review for conversion to 3 Dwelling Units in a RS-2 Zone (Owner/Applicant: 682 LLC).

**REPORT:** 1438-08

**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by March 17, 2016.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Comments under **Site Plan Review** on pages 2-3 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. A site restoration bond in an amount of \$2,500 per dwelling unit will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, prior to City Plan final sign-off on plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
8. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
9. Final determination of traffic markings, V-loc locations, signs and traffic controls on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
10. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission:** Development Permit Application, copy of zoning decision letter, application fee of \$240, existing and proposed site plans 7/22/09, detail sheets, full set of building plans.

### PROJECT SUMMARY:

<b>Project:</b>	Conversion of former dormitory to 3-family residence	
<b>Address:</b>	682 Prospect Street	
<b>Site Size:</b>	25,232 SF	
<b>Zone:</b>	RS-2	
<b>Financing:</b>	Private	
<b>Parking:</b>	5 spaces (inc. 2 interior)	
<b>Owner:</b>	682 LLC	<b>Phone:</b> 203-777-6922
<b>Applicant:</b>	same	
<b>Agent:</b>	Wayne Garrick	<b>Phone:</b> 203-776-1874
<b>Architect:</b>	same	
<b>City Lead:</b>	City Plan Dept.	<b>Phone:</b> 203-946-6379

## **BACKGROUND**

682 Prospect Street was originally constructed c.1911-1920 as a one family home but in later years was converted to a dormitory for St. Francis Home for Children. This is a contributing building within the Prospect Hill National Register Historic District.

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone with the zoning relief granted (Use variance 09-41-V granted 05/12/09 by Board of Zoning Appeals).

**Proposed Activity:** The applicant proposes to convert the building at the corner of Prospect and Huntington Streets to three apartments. The project involves mostly interior work and includes some exterior site work which results in a reduction of impervious surface.

The access to the building is currently a circular drive with porte cochere off Huntington Street. There is a small lot to the rear for parking and further access. The proposed site plan shows removal of the driveway closest to the Prospect Street corner and replacement with curb and sidewalk, and removal of pavement from this area to create a side patio for Unit A with a deck above it for Unit B (on the roof of the porte cochere). The units are ample and will take advantage of the four exposures for light and circulation. Each unit will have its own entry.

The rear yard is large and slopes gently away from the building. It will remain lawn area with some landscaping/screening added around a new three-space parking area to the west of the existing paved area. Most of the existing pavement in the rear will be removed and replaced with a pervious material to allow for infiltration of stormwater. An existing retaining wall along the north side of the front yard will be repaired. Sidewalks will be repaired and a new granite curb will be installed along the Prospect Street frontage.

**Stormwater Drainage:** This is an area of the City where the storm and sanitary sewer separation is complete. The project will result in a decrease of impervious surface. The site will absorb its own stormwater runoff although the applicant will need to verify that the roof drainage is separated from the sanitary sewer.

**Soil Erosion and Sediment Control Review.** The applicant shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise during construction. Should soil erosion problems develop (either by wind or water), the applicant is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

**Circulation/Parking:** Vehicles will enter the site through a single drive off Huntington Street. 5 on-site spaces are provided where 3 are required (2 are interior to a garage on the south side of the building).

**Trash removal:** Each unit will be responsible for placing trash on the curb for city pickup.

**Landscaping /Lighting:** Additional landscaping will be added to screen the new parking area. A hedge will be planted in the front yard and a new ornamental metal fence will replace an existing one. Two new deciduous trees will be planted to shield the new terrace on Huntington Street. There are some substantial existing trees on the west perimeter of the site which will remain. Any security lighting shall be full cut-off type fixtures.

**Project Timetable:** Interior demolition is already underway, and the project is expected to be complete by summer 2010.

## **SITE PLAN REVIEW**

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

### **Public Works:**

- *All sidewalk and curb repair/replacement work shall be provided by licensed sidewalk contractor*

### **Engineering:**

- *Remove driveway apron nearest Prospect Street on Huntington and replace with curb and sidewalk to City standard*
- *Restore tree belt*

- *Replace any damaged sidewalk panels and repair any trip hazards*
- *Install new granite curb along Prospect Street frontage*
- *Provide standard City details for sidewalk and granite curb*

**Transportation:**

- *Cut back hedge along west side of drive for better visibility*

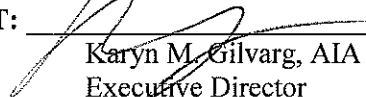
**City Plan:**

- *Any site lighting shall be full cut-off type fixtures without glare or trespass.*

**ACTION**

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

**ADOPTED:** March 17, 2010  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director